

TERMINAL MARKETS FOR EACH BOROUGH

Suggestion of Borough President Miller for Bettering Conditions in This City.

NO COORDINATION NOW

Widely Separated Receiving Points Cause Handling of Produce to Be Expensive.

Declaring that present methods of food distribution are inadequate and that the city should reform them by building adequate terminal markets in each borough, Cyrus C. Miller, President of the Borough of The Bronx, in a communication to the industrial bureau of the Merchants Association outlines a plan by which he believes the condition of the residents of the city can be bettered materially.

"For many years we have known that the methods of food distribution in the city of New York left much to be desired," says Mr. Miller, "but not until within the last year have conditions been thoroughly investigated and the problems presented in such a way as to attract public attention. The investigation has led us far afield to an examination of what other cities in this country and in Europe have worked out and we have found some of their ideas very helpful in plans to better our own conditions. Especially suggestive are such systems as exist in Berlin, Paris and Munich.

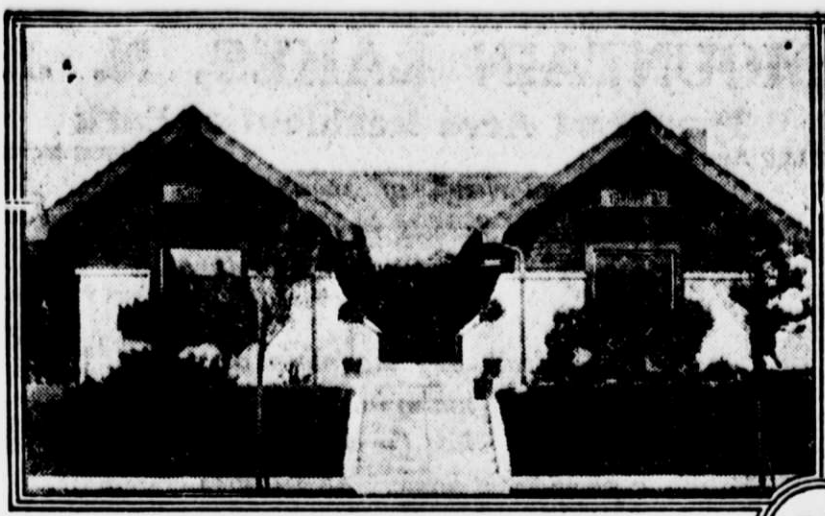
"Marketing in the United States has never been regarded as a governmental function. In European countries the Government is confronted steadily with three problems: First, to keep the people contented so as to prevent popular uprisings; second, to make the people industrially efficient; and third, to prevent foreign aggression. Recognizing that the most prolific source of popular uprisings is the lack of food or the fear of the lack of food, they have considered provisioning the cities as one of the most important problems of government. If they furnish cheap food they succeed in all three. We in this country cannot overestimate the importance to the workers in the industries of our large cities of a cheap and steady food supply. Where this is assured the prevalence of discontent, strikes and other labor troubles is sure to be lessened.

"A study of the market conditions in New York city will show that our facilities for receiving and distributing the large quantities of food supplies that come to us daily have never been coordinated or organized for efficiency at all. A conservative estimate places the value of what we consume annually at \$500,000,000, and it must be remembered that every outgoing ocean liner and Pullman car is provisioned from our markets. For this tremendous volume of goods to move quickly and with little waste, there must be the best facilities for wholesale distribution that we can provide, eliminating handling of the goods as much as possible. Up to the present time this matter has been left to the initiative of private business. Each unit in the system has sought its own best convenience and there has been no concerted action that will bring benefit to all—there can be none, as business is organized, unless the city as a whole takes hold of the problem.

"A brief resume of the food receiving stations in New York will show how unorganized our city provisioning is. Generally speaking the bulk of our food supplies comes in along the southwest side of the city from Battery place to Forty-first street on the North River, and from Pier 4 at the foot of Broadway street to Pier 41 at the foot of Gouverneur slip on the East River. At the most southerly pier at Battery place fruit is received. Next, the four market occupies two piers at the foot of Morris street; the California fruit market is at Pier 20 at the foot of Chambers street; green vegetables, potatoes and other perishable products come in at Piers 22 at the foot of Jay street, 23 at North Moore street, 24 at Beach street, 28 at Laight street, and 29 at Vesey street. Other vegetables and watermelons come in at Piers 36 and 37 at the foot of Charlton street. Green vegetables, potatoes and other perishables come in at Pier 47 at the foot of Charles street. Poultry, game and oysters come in at West Washington Market and farm produce comes in at the Gansevoort Market, bounded by West street, Gansevoort street and Little West Twelfth street. Potatoes come in at Piers 58 and 59, foot of Seventeenth street, and spaghetti, olive oil, olives, etc., come in at Pier 74, foot of Thirty-fourth street. A large market station occupies the block between Twenty-ninth and Thirtieth streets and Eleventh and Twelfth avenues. Hay warehouses occupy the entire block between Thirty-third and Thirty-fourth streets, Eleventh and Twelfth avenues. Abattoirs occupy the blocks between West Thirtieth and Forty-first streets and Eleventh and Twelfth avenues.

"On the East River the most southerly depot is used for the receipt of

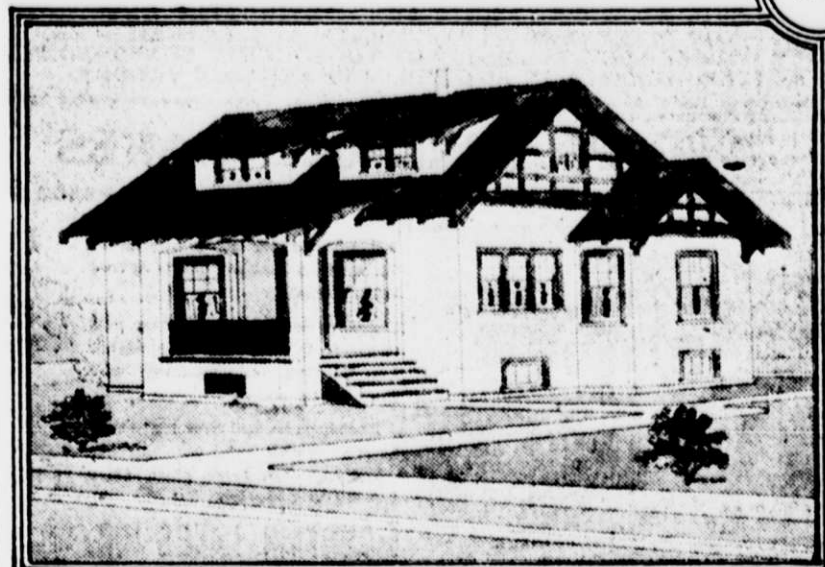
Some of the Crop of Spring Bungalows



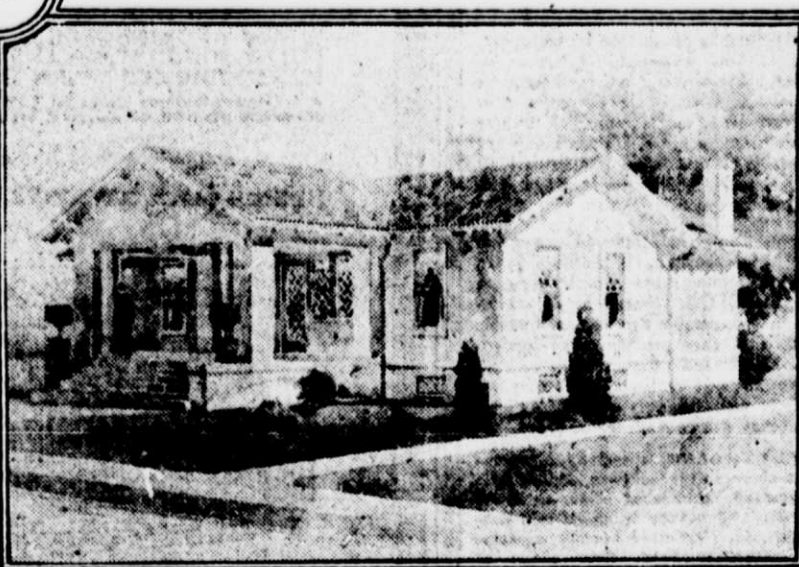
To be Built at Great Neck



Design from California for Use at Red Bank Estates



An All Year Home at Leonia, N. J.



Design to be Built at Neponsit, L. I.

JAMAICA STATION OPENED.

New Era Started To-day in Growth of Section to the East.

With the opening of the new union station at Jamaica to-day another new era of growth and improvement on Long Island is begun, and it is more important than any previous era because it marks the inception of a greater suburban train service throughout all parts of Queens and Nassau counties and the western part of Suffolk county. The railroad company long ago announced that it could not electrify its Montauk division from Jamaica to Babylon or its main line from Hicksville to Deer Park or further east until the extensive improvements at Jamaica were completed.

So far has the Jamaica improvement progressed that another year will witness its entire completion, and that means the elimination of all grade crossings and the establishment of a train yard. Much of the new terminal is now ready for use, which means an end to the interminable delay of trains coming into Jamaica, which has been caused by lack of sufficient tracks to handle several trains at a time. Now more than one train can come into a platform, and there are several platforms.

As a result all parts of Nassau county are ten to twelve minutes nearer Manhattan and Brooklyn than they were before. Floral Park, Hempstead, Rockville Centre, East Rockaway, Oyster Bay, Long Beach, Lynbrook and numerous other growing communities just east of the city line are henceforth more accessible. The old story that railroad improvements add fee values is again

BIG REALTY OFFERINGS.

To Sell Children's Hospital and Washington Heights Property.

The New York Nursery and Child's Hospital, located on the block front on the east side of Lexington avenue, from Fifth to Fifty-first street, will be offered at public auction by Bryan L. Kennedy in the Vesey street salesroom

COURT HOUSE BOARD HAS MANY TROUBLES

Continued from First Page.

lot. He said he was going to erect the building and the city ought to pay him because it prevented him from carrying through his intentions. Many other novel subterfuges have been offered in support of values that would be ridiculous in the realty market.

The city expects to pay high for its real estate, but if it pays as high as the owners of the court house site want it will be fully \$4,000,000 over the highest of the several appraisals made by different experts for the site commission before the property was definitely decided upon. One lesser that the city must buy out bases the great part of his claim, which is not a small one, on the ground that the section is particularly to his business. He has been there a long time and by his removal he will, he says, sacrifice a good part of his trade. Firms in one of the buildings to go are asking a big award on the ground that the motors furnished them by the owners of the building cannot be had in any other building, and as they were built for their particular line of business, to be forced to use other types of motors would mean a loss of thousands of dollars a year in efficiency and workmanship, and for that reason the city should make good their losses. The commission has been confronted with any number of such reasonings, which are considered sentimental and of no use in the eyes of the commission, as the Supreme Court has decided such are speculative and of no intrinsic value.

GRANT COTTAGE TO BE SOLD.

Summer Home of Former President at Elberon on the Market.

Many memoirs of social and political life at Elberon, N. J., have been revived by the offering for sale of the Grant cottage, the former summer home of Gen. Ulysses S. Grant while President of the United States.

At that time the now popular summer resort of Elberon was unknown. Long Branch, the Newport of New Jersey, consisted of comparatively few private houses.

Among the prominent persons seen in those days at the hotels and mingling in the social sets were President Grant's good friend and next door neighbor, the well known philanthropist, the late George W. Childs, publisher of the *Public Ledger* of Philadelphia; also members of President Grant's Cabinet, Col-

HOW TO BUY INVESTMENTS.

Allowance to Be Made for Sinking Fund Out of Property Income.

In a statement on how to capitalize income bearing properties Joseph P. Day says: "In order to carry out my plan successfully to sell certified income properties I have found it necessary to educate the investing public and have prepared a statement showing how an investor can buy income real estate with absolute safety and income in exactly the same manner that professionals go about investing in income property.

"Take for example a non-elevator apartment house on a lot 25x100 feet. A five story and basement, precast brick front, tiled entrance hall, two flats on each floor, janitor's apartment in the basement. Steam heat, hot water and all improvements.

"If there were no vacancies during the year the total rent produced by this house would be \$3,772. Interest on first mortgage, \$20,000 at 5 per cent.; taxes, water, insurance, heat and light, repairs and management fees, and incidentals amount to \$2,996, leaving a net rental of \$776.

"The professional naturally satisfies himself that the property has such a margin above mortgages that he can renew or remortgage when existing mortgages expire. This statement makes it appear as if the property yielded a net income of \$776 and that one could pay \$12,000 for the equity above the mortgage and so gain a net income of 6 per cent. Many professionals do figure in exactly that way, but this statement hides a speculative element which first must be eliminated in order to get a net income on a solid investment basis.

"It may happen that a change in municipal laws will make it necessary to alter a building in some manner which cannot be counted as ordinary repairs. It may be that at the date of expiration of your mortgage the mortgagee may not renew and a new mortgage must be placed which entails expense of new legal costs and possible commission. It would be hard to establish just the right proportion of income to set aside for this purpose, but if we assume in the example we are considering that we lay aside 5 per cent. of the gross rental of the property to provide a protective fund as a guard against these possible contingencies it will probably prove to be a fair allowance.

"It might happen in the case of a property in which the value of the land was high and the building comparatively inexpensive that 5 per cent. of the gross rental would be too much.

Type of Flatbush Homes Built by Otto Singer



on Wednesday. The property has frontages of 200.10 feet on Lexington avenue, 42.3 on Fifth street and 320 feet on Fifty-first street and contains about 40,000 square feet.

Mr. Kennedy will also offer at the same time and place two entire blocks on Washington Heights. They are bounded by 177th and 179th streets, Northern and Haven avenues, and are part of the old Haven and Hopkins estates. The southerly block contains about twenty-four lots and the northerly block twenty-one lots. In addition to these two blocks the auctioneer will also offer a plot 50x199 on the east side of Riverside Drive, running through to Haven avenue, opposite Fort Washington Park and 179th street.

lector Tom Murphy, Lester Wallack, the actor, Attorney-General Brewster of New Jersey and Senator Stockton.

Long Branch has changed greatly since those days; the majority of the hotels have disappeared, and in their place beautiful homes have been erected, forming the well known summer colonies of Elberon, West End, Monmouth Beach, etc., and among these prominently stands out as a monument of former grandeur the cottage of President Grant, at the present time owned by the estate of Edward Price and being offered for sale by the M. Morgenthau, Jr., Company.

and again in the case of an expensive building on land of comparatively small value that 5 per cent. of the gross rental would be too little; but it is only right to make some allowance for a sinking fund to provide against extraordinary expense.

"The conservative investor in the case of the property under consideration would allow about 5 per cent., or \$188.60, which would make the actual net income \$587.40. Having arrived at such an actual net income we have a positive factor as to the investment value of the property and also as to how much we can afford to pay for the equity and gain any given net percentage of income.

Something New in Bungalows at Howard Estates

Plans have just been completed for a five room poured bungalow to be built at once at the Howard Estates.

Contracts have been awarded to the Modern Building and Developing Company for the house, which is the first of a new type of concrete poured houses in steel forms to be erected here. This new system of building is the invention of a Washington architect, Milton Dana Morrill, and brings the cost of the permanent, fireproof house within the reach of the man of very moderate income.

Several hundred of these poured bungalows and houses have been erected in Virginia Highlands, near Washington; at High Lake, a suburb of Chicago, and at many other points in this country and abroad, but this will be the first to be constructed in the vicinity of New York.

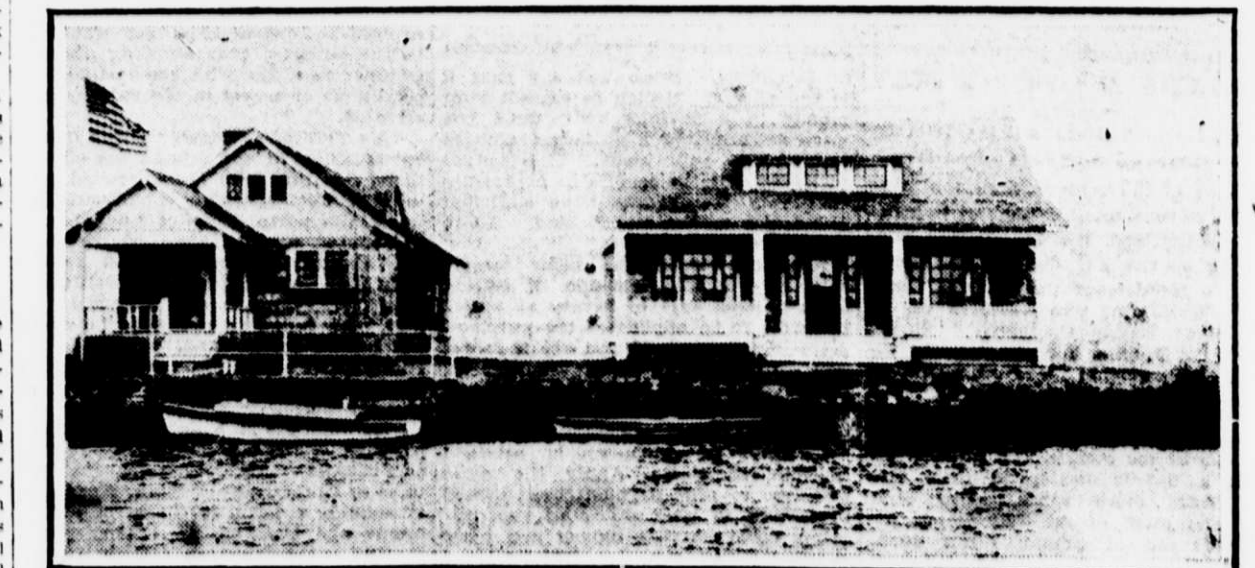
This new process of building is ex-

remely simple and rapid. Poured steel forms are erected and the concrete poured into the forms. When the concrete between the steel has dried, the forms are removed and set up on another building site and the process repeated. The forms can be so adjusted that hundreds of styles can be made with a single equipment. The great loss in lumber and labor heretofore such a factor in concrete building is thus avoided.

This unique house will be of the California bungalow style, with a large living room and dining room thrown together, 28x35 feet in dimension. Two chambers and bath are located on the first floor, and a small kitchen connected with the porch for outdoor dining. This porch is literally an open air living room, being part of the house, and so arranged that the large opening can be enclosed with screens in summer and with glass in winter, affording an additional room. In the sec-

ond story the central portion is occupied as a sleeping porch with balconies at the front and rear, where roll awnings can be used in stormy weather. The windows will be of the million casement type. The interior finish will be of craftsman design, the walls and ceilings being divided into panels, tinted in a light buff in harmony with the stained woodwork.

It is reported that these poured concrete houses have proved wherever constructed exceptionally warm and free from all dampness. Thomas A. Edison predicted a few years ago that poured concrete would supplant present methods of home building, and the invention of this Washington architect has done much toward the realization of this prophecy. It is said that a five room and bath bungalow of this type can be built for \$1,500 and a seven room and bath house for about \$750 more.



Station Building, Showing Elevation of Tracks at Jamaica.

dental to it cause a great deal of spoilage. Similar conditions have led European cities to the conclusion that markets on the railroads, so that there may be no necessity of intermediate handling between the railroads and the markets, are the only markets capable of economic operation. In such markets all supplies and all buyers come together and the entire wholesale trade can be transacted in one place.

"Such terminal markets with direct rail connections with all the railroads that reach the city are entirely feasible for New York and it seems to me that there should be at least one in every borough. They will require large space, because loaded cars from different railroads must come into them and be handled conveniently and the produce must be disposed of in large lots. They will require broad streets, so that trucks may come and go without interruption and delay. The market buildings should be built by the municipality and stands or stalls rented to persons desiring them. Cold storage facilities should be connected with such markets and the plan of each should include a retail annex.

It is obvious that while cars from all the railroads could run into a union terminal market, ships bringing food products to the city would not. This difficulty could be met where the marginal railway running into the market passes the docks, as snags could be constructed from the railway to the piers by which the food products in the ships could be transferred directly to cars and thence into the market. From such docks as were not on the line of the marginal railway a system of trolley freight trucks could be devised to collect the foodstuffs from the various docks and

convey them to the terminal market. A belt line trolley road running around the margin of the city into the market could be used for passengers during the day and for market freight during the night and early hours of the morning. This freight service would not conflict with trucking on the congested streets as most of it would be done from midnight to 7 o'clock in the morning, which is before the streets are crowded with trucks.

"All products coming into the market should pay a toll for the upkeep of the market. While, to be sure, it is not the primary business of the city to profit

by its market, yet if a system can be devised which will produce a revenue for the city as well as cheap foods for its citizens, such a system should be adopted. Any system which entails a loss on the city means a burden on the general community to be made up by taxes, and is quite as uneconomic as any other business which is carried on at a loss. It has been the experience of the European cities that the retail municipal markets do not pay, inasmuch as they have not been able to compete with private stores and hucksters, but the wholesale terminal markets have been found efficient, providing the retail dealers with opportunities to get their supplies directly and at reasonable rates, so that they may sell cheaply to the consumer.

In such markets, as a rule, the sales are made by auction so as to prevent any combination to restrain trade. The auctioneers are bonded to the city. While it is not advisable to provide that all sales must be made at auction, it is a fact that where facilities are provided for auctions the practice of selling at auction has increased. Commission men become wholesalers, buy at auction in the market in large lots and distribute to their customers. Under this system the small or occasional grower who does not know a commission man is encouraged to send his produce directly to the market, and have it sold by the market auctioneer, who will return to him the money from the sales.

In the city of New York it is quite evident that because of the formation of the city and the value of land it will not be possible to build a large central wholesale market in Manhattan which will be big enough for all the boroughs of the city.

NEW SCHOOL FOR CORONA.

The Corona section of Queens, where buildings and population have increased very rapidly, is to have a fine new school-house to be erected at Hillside and Fairview avenues at a cost of \$150,000. This school will be four stories of brick and will have twenty-four classrooms for primary and grammar pupils, with a gymnasium, assembly hall and kindergarten annex. Work is to be commenced on this schoolhouse within a month and it will be completed by the opening of the fall term of school.